

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37922

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PLUMP ENGINEERING, INC.

APRIL 2020

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6 AND 7 OF COUNTRY CLUB ESTATES, UNIT NO. 3, AS SHOWN BY THE MAP ON FILE IN BOOK 12, PAGE 23 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 22, 1930 IN BOOK 887, PAGE 50 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

APN: 389-030-013-5, 014-6, 015-7, 016-8, 017-9, 018-0

EASEMENT NOTES:

THE INFORMATION WAS COMPILED FROM COMMONWEALTH LAND TITLE COMPANY, PRELIMINARY REPORT NO. 09163129-918-6R4-046, DATED APRIL 19, 2019.

(X) DENOTES PLOTTED AS SHOWN

2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: L.A. WITLUFF AND LEOLA M. WITLUFF, ET AL
PURPOSE: EASEMENT FOR LOT 5
RECORDING DATE: AUGUST 9, 1929
RECORDING NO: IN BOOK 821, PAGE 364 OF DEEDS
AFFECTS: LOT 5
NOT PLOTTABLE

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION
PURPOSE: EASEMENT FOR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDING DATE: MARCH 4, 1947
RECORDING NO: IN BOOK 820, PAGE 67 OF OFFICIAL RECORDS
AFFECTS: PARCELS 2, 3, AND 6
WIDTH NOT DISCLOSED

4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES
RECORDING DATE: AUGUST 27, 1994
RECORDING NO: AS INSTRUMENT NO. 187360 OF OFFICIAL RECORDS
AFFECTS: PARCEL 5

5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 30, 1989
RECORDING NO: AS INSTRUMENT NO. 175008 OF OFFICIAL RECORDS
AFFECTS: PARCEL 4

FROM FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY REPORT NO. 0-S4-5834746, DATED NOVEMBER 11, 2019, AS GRANTED IN A DOCUMENT:

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: A RIGHT OF WAY 10 FEET IN WIDTH
RECORDING DATE: AUGUST 08, 1929
RECORDING NO: AS A DOCUMENT IN BOOK 821 OF DEEDS, PAGE 364
AFFECTS: NOT PLOTTABLE

FROM FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY REPORT NO. 0-S4-4735832, DATED NOVEMBER 11, 2019, AS GRANTED IN A DOCUMENT:

4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: ANCHOR AND INCIDENTAL PURPOSES
RECORDING DATE: FEBRUARY 15, 1990
RECORDING NO: AS INSTRUMENT NO. 90-58761 OF OFFICIAL RECORDS
AFFECTS: NOT PLOTTABLE

DEDICATED HEREON:

1. A DEDICATION TO THE CITY OF LAKE ELSINORE FOR PUBLIC RIGHT OF WAY.

2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
AFFECTS: PARCELS 1, 2, 3, 4, 5, AND 6

BENCHMARK:

BENCHMARK USED FROM RIVERSIDE COUNTY LISTED AS FOLLOWS:

DESIGNATION - B-95-58
STATE/COUNTY - CA/RIVERSIDE
NAVD 88 DATUM - 1259.56 FEET

BASIS OF BEARINGS:

THE COURSELINE OF LAKE STREET BEING SOUTH 125°14' WEST AS SHOWN ON TRACT MAP NO. 28214-1 ON FILE BOOK 12, PAGE 23 OF MAPS, RIVERSIDE COUNTY RECORDER.

LAND OWNER (389-030-014 TO 018):

LAKE STREET MARKETPLACE, LLC
3835 BIRCH STREET
NEWPORT BEACH, CA 92660
949-630-5345

LAND OWNER (389-030-013):

RANDY E. HAAPALA AND JULIE HAAPALA
27560 LINDELL RD.
LAKE ELSINORE, CA 92532
951-745-9055

LAND OWNER (389-030-012):

MARTIN C. WILES AND PAISY WILES
2535 HAWTHORNE AVE
EASTVALE, CA 91732
951-580-8702

PROPERTY INFORMATION:

6 NUMBERED PARCELS

PARCEL 1 GROSS AREA: 0.914 ACRES

NET AREA: PARCEL 2 GROSS AREA: 0.707 ACRES

NET AREA: PARCEL 3 GROSS AREA: 1.076 ACRES

NET AREA: PARCEL 4 GROSS AREA: 1.223 ACRES

NET AREA: PARCEL 5 GROSS AREA: 1.048 ACRES

NET AREA: PARCEL 6 GROSS AREA: 0.661 ACRES

NET AREA: APN: 389-030-014, 015, 016, 017, 018

THE PROPERTIES WITHIN THE PROPOSED PARCEL MAP ARE ZONED GENERAL COMMERCIAL (C2)

THE PARCEL TO THE NORTH IS ZONED GENERAL COMMERCIAL (C2)

THE PARCELS TO THE WEST ARE ZONED WITHIN THE MURDOCK ALBERHILL RANCH SPECIFIC PLAN

THE PARCELS TO THE SOUTH AND EAST ARE ZONED SINGLE FAMILY RESIDENTIAL (R1)

C-2 GENERAL DEVELOPMENT STANDARDS CHAPTER 17.124

MINIMUM LOT SIZE: 25,000 SQFT

SETBACKS FRONT: AVERAGE 20 FT MINIMUM 15 FT

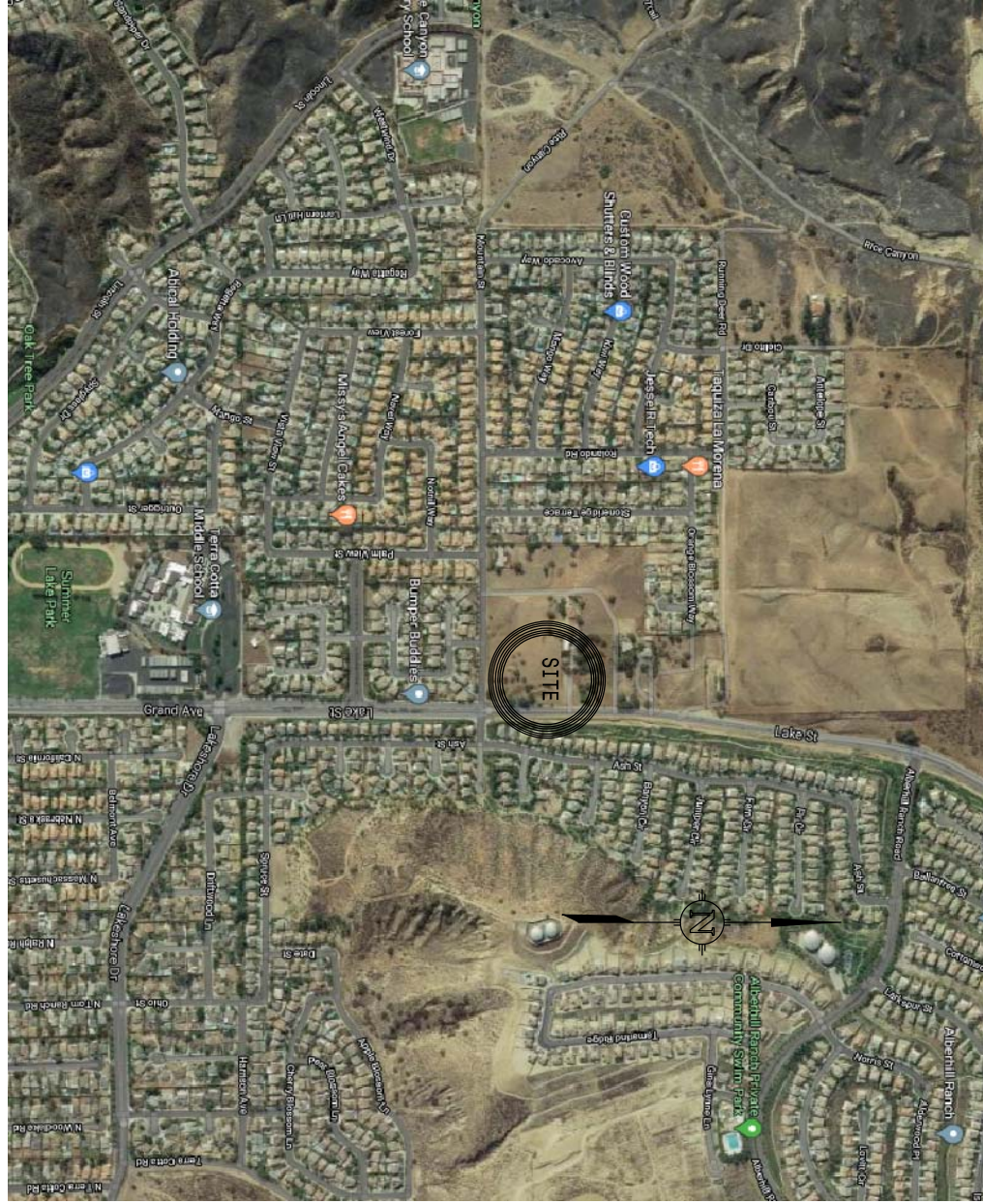
SIDE AND REAR: BORDERING C-2 - N/A BORDERING R-1 - 10 FT

CONTIGUOUS OWNERSHIP:

THIS TENTATIVE PARCEL MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND ADJACENT.

DEDICATION NOTICE:

A PORTION OF THIS LAND TO BE DEDICATED TO THE CITY OF LAKE ELSINORE HEREON.



VICINITY MAP
NOT TO SCALE

APPLICANT:

EMPIRE DESIGN GROUP
24861 WASHINGTON AVE.
MURRIETA, CA 92562
(951)-696-1490

SURVEYOR:

PLUMP ENGINEERING, INC.
914 E. KATELLA AVENUE
ANAHEIM, CA 92805
(714)-385-1835

ARCHITECT:

EMPIRE DESIGN GROUP
24861 WASHINGTON AVE.
MURRIETA, CA 92562
(951)-696-1490

ENGINEER:

PLUMP ENGINEERING, INC.
914 E. KATELLA AVENUE
ANAHEIM, CA 92805
(714)-385-1835

FEMA ZONE:

FIRM PANEL 20096
COMMUNITY CITY OF LAKE ELSINORE
NUMBER 080636
ZONE X

FLOOD HAZARDS:

SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS.

GEOLOGICAL HAZARDS:

SITE IS LOCATED WITHIN THE ELSINORE FAULT ZONE.
SITE HAS MODERATE LIQUEFACTION POTENTIAL.
SITE HAS MODERATE SUSCEPTIBLE SEDIMENTS.

UTILITY PURVEYORS:

SEWER: SOUTHERN CALIFORNIA WATER
RANCHO CALIFORNIA WATER
27560 LINDELL RD.
LAKE ELSINORE, CA 92532
951-296-6900

WATER: RANCHO CALIFORNIA WATER
951-296-6900

ELECTRIC: SOUTHERN CALIFORNIA EDISON
P.O. BOX 800
ROSEMEAD, CA 91770
800-655-4555

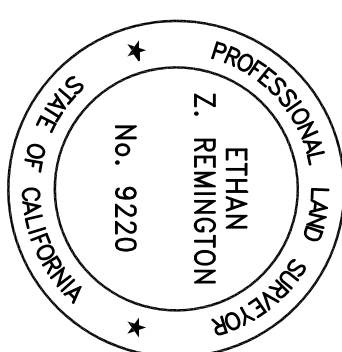
GAS: SOUTHERN CALIFORNIA GAS
P.O. BOX C
MONTEREY PARK, CA 91756
800-427-2200

SURVEYORS STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE A.T. THE REQUEST OF MODARATE UT LLC.

DATED: MAY 4, 2018

ETHAN Z. REMINGTON, PLS. 9220
LICENSE EXPIRES 09-30-2019



SHEET	1
OF	5
FILE NO.	1908033

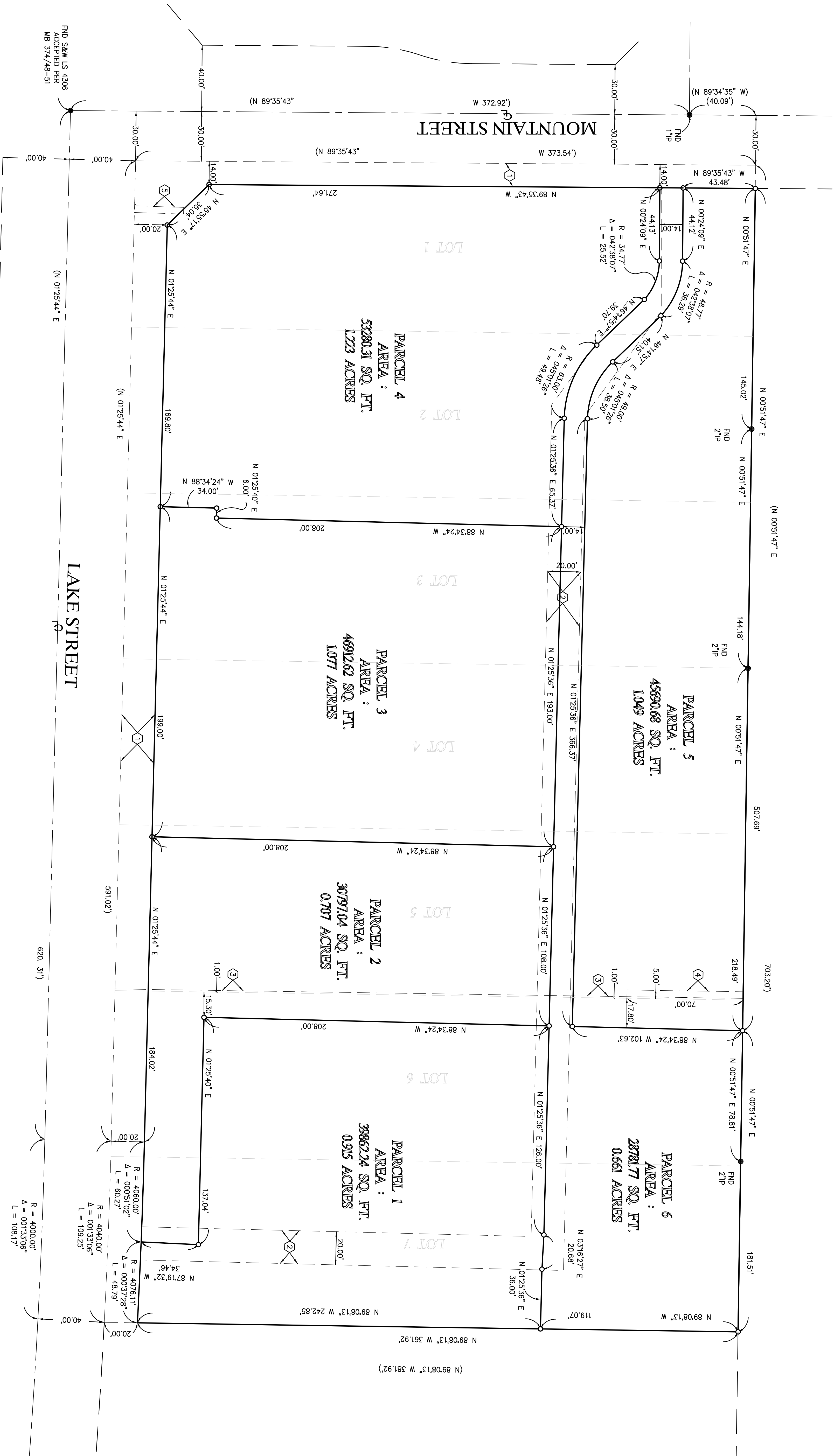
SCALE:	1" = 30'
DATE:	04/14/2020
DRAWN BY:	DD
CHKD. BY:	RDF

	PLUMP ENGINEERING INC. CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING 914 E. KATELLA AVENUE ANAHEIM, CALIFORNIA 92805 (714) 385-1835, FAX (714) 385-1834
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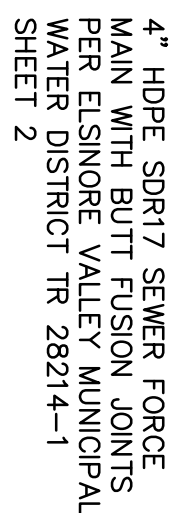
REVISIONS

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TENTATIVE TRACT MAP NO. 37922




IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



CONNECT EXISTING
SEWER MH PER
TR 19760-
PLAN NO. 30544

EXISTING
SEWER MH PER ELSINORE
VALLEY MUNICIPAL WATER DISTRICT
TR 28214-1 SHEET 2

SHEET OF	3 5	SCALE: 1" = 30'	TENTATIVE TRACT MAP EXISTING CONDITIONS NWC MOUNTAIN ST. & LAKE ST. LAKE ELSINORE, CA 92530	 PLUMP ENGINEERING INC. CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING 914 E. KATELLA AVENUE ANAHEIM, CALIFORNIA 92805 (714) 385-1835, FAX (714) 385-1834	REVISIONS
	DATE: 04/14/2020				
FILE NO.	1908033	DRAWN BY: DD	PREPARED FOR: EMPIRE DESIGN GROUP		
		CHKD. BY: RDF			

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GINGER ROOT WAY

MOUNTAIN STREET

LAKE STREET

SHEET <u>4</u> OF <u>5</u>	SCALE: 1" = 30'
	DATE: 04/14/2020
FILE NO. 1908033	DRAWN BY: RDF
	CHKD. BY: EZR

TENTATIVE PARCEL MAP

PROPOSED GRADING DESIGN
NWC MOUNTAIN ST. & LAKE ST.
LAKE ELSINORE, CA 92530

PREPARED FOR: EMPIRE DESIGN GROUP

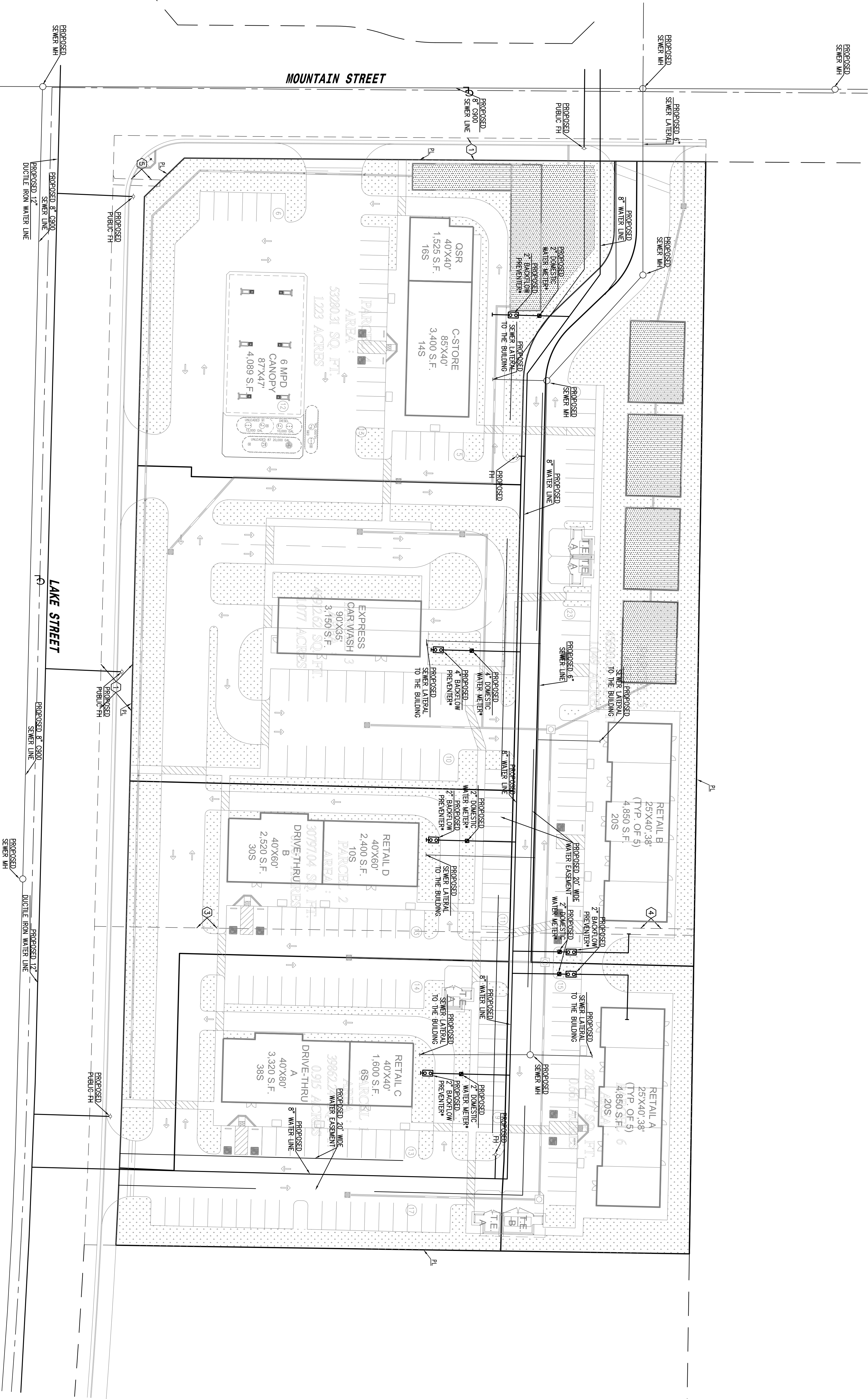


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TENTATIVE TRACT MAP NO. 37922



SHEET	5	SCALE:	1" = 30'
	OF 5		DATE: 04/14/2020
FILE NO.	1908033	DRAWN BY:	RDF
			CHKD. BY: EZR

TENTATIVE TRACT MAP

PROPOSED UTILITIES
NWC MOUNTAIN ST. & LAKE ST.
LAKE ELSINORE, CA 92530

PREPARED FOR: EMPIRE DESIGN GROUP



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